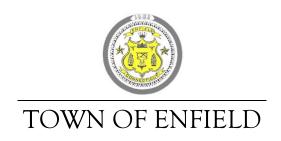


FEES	
Residential	\$120
Commercial	\$185

# Zoning Board of Appeals-Variance Application Form

Planning Division • 820 Enfield Street Enfield, CT 06082 Telephone: 860-253-6355 Website: www.enfield-ct.gov

Application	on Type:  Residenti	ial 🗆 Non-l	Residential		
Variance '	<b>Type:</b> □ Use □ Are	ea 🗆 Yards	□ Height □ Building	Line  Other	
In Connec	ction with a: □ Pro	posed Buil	ding □ Existing Buildi	ng	
			Staff Use Only		
<b>ZBA</b> #:			ViewPoint Cloud #:		
Zoning R	Regulation Section:				
P	LEASE REVIEW L	AND USE	APPLICATION GU	IDE FOR INST	TRUCTIONS
Property A	Address:			Map #:	Lot #:
			rcel:		
	Jse:				
			application? ☐ Yes	□ No	
Applicable	e Section(s) of the Ze	oning Ordi	nance for which you	are seeking reli	ef:
Describe y	our application:				
Applicant	's Name:				
Applicant	's Address:				
Contact #:		1	Email:		
Relation to	o Property:				
When was	s the property acqui	red?			
Provide pi	roperty history:				
			revious application, a		
		_			
	's Renresentative·				



Representative Address: _					
Contact #:		_ Email:			
What are the existing land	l uses and zo	oning districts	s for abutting <b>j</b>	properties o	r across the street(s)?
	North	East	South	West	
Land Use					
<b>Zoning District</b>					
Describe any structural al	terations or	construction	and attached	a scaled site	plan and or/ scaled
elevation (14 copies)					
APPLICATION SUBMIT	TAL REQU	JIREMENTS	:		
Applicant must locate the	_			l with stakes	s or spray paint (if the
location is on an imperviou					
property line, required side		-			
locations will cause the pos		_			1 71
1	•	,	,		
The undersigned hereby peduring reasonable hours for depose and say that all of herewith are true.	the purpose	of reviewing	this application	and accomp	oanying plans. I hereby
Applicant Signature:				Date: _	
Print Name:					
Subscribed and sworn to	before me		day of		20
Notary Public			— Му Сот	mission Exp	pires:



## **Introduction**

### Section 11.00B, Enfield Zoning Ordinances, Powers and Duties of the ZBA

**Variances**: The ZBA shall have the authority to vary or adjust the strict application of these Regulations in those cases where the unusual size, shape or topography of a <u>lot</u> or other unusual physical conditions pertaining to it or to any <u>building</u> situated thereon make it impossible to strictly apply a specific provision of these Regulations to such lot without resulting in exceptional difficulty or unusual hardship, so that substantial justice shall be done and the public health, safety and welfare secured.

#### **Section 11.20 Decision**

- A. No variance shall be granted by the ZBA unless it finds:
  - i. That there are special circumstances or conditions, fully described in the findings of the ZBA, applying to the <u>lot</u> or <u>structure</u> for which the variance is sought, which are peculiar to such lot or structure and do not apply generally to lots or structures in the neighborhood and which have not resulted from any willful act of the applicant subsequent to the date of adoption of the regulation from which the variance is sought, whether in violation of the provisions herein or not;
  - ii. That, for reasons fully set forth in the findings of the ZBA, the aforesaid circumstances or conditions are such that the particular application of the provisions of these Regulations would deprive the applicant of the reasonable use of the lot or <u>structure</u>, that the granting of the variance is necessary for the reasonable use of the lot or structure, and that the variance as granted by the ZBA is the minimum adjustment necessary to accomplish this purpose;
- iii. That the granting of the variance shall be in harmony with the general purposes, and intent of these Regulations and the Town's Plan of Conservation and Development, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety and welfare.

Subsections 11.20Ai – iii are three sections of criteria, based in statutory enabling legislation, <u>all</u> of which must be met to grant a variance. These ordinance subsections deal substantially with the criteria for hardship and applicability covered under statute and case law; any single subsection cannot be used alone to justify granting a variance.

The Zoning Board of Appeals must find that a <u>legal</u> hardship exists. A hardship exists when the Zoning Ordinance uniquely affects a parcel of land differently from other properties, and where use of the property or reasonable use of the land would be impossible without the variance. <u>Self-inflicted</u> or <u>financial</u> hardships cannot, by law, be considered as a reason for granting a variance.



## Variance Application – Supplemental Questions

The following five questions must be answered, in support and justification for your appeal.

If needed, extra pages and supplemental illustrations or photographs may be used and included in the application.

Question # 1:
What difficulty or unnecessary hardship would result if the variance were not granted (Inconvenience alone or financial loss are not undue hardships)?
Question # 2:
Why is the application, as written causing undue hardship? Describe.
Question # 3:
Why is the hardship different for this property and not shared by other properties in the neighborhood?
Question # 4:
Is the variance requested the minimum necessary to meet the needs of the applicant or owner?



## **Question #5:**

	effect, if any, would the variance have on your neighbors or occupants of surrounding rty? For example: traffic, parking, public safety, air, water, etc.
ргоре	roj v 1 or onumprov vraziro, parimig, pasiro sarotij, anz, water, etc.
	ne names and addresses of owners of any land abutting or within 100 feet of any part of the nvolved in the hearing. Attach extra pages as necessary.
1.	Name:
	Address:
2.	Name:
	Address:
3.	Name:
	Address:
4.	Name:
	Address:
5.	Name:
	Address:
6.	Name:
	Address:

It is the applicant's responsibility to notify the landowners by certified mail. A copy of the Legal Notice will be provided for this mailing. You must provide the Planning Office with the abutter's notification.